

CARMEL CITY CODE
CHAPTER 10: ZONING & SUBDIVISIONS
ARTICLE 1: ZONING CODE

CARMEL ZONING ORDINANCE
CHAPTER 20B: M-1/MANUFACTURING DISTRICT

- 20B.00 M-1/Manufacturing District.
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20B.00 M-1/Manufacturing District.¹

20B.00.01 Purpose and Intent.

The purpose of the M-1 Manufacturing District is to create and protect areas for manufacturing establishments which may be characterized by objectionable factors which are exceedingly difficult to eliminate because of specific manufacturing techniques. These industries therefore require large sites buffered by sufficient land areas in order to be isolated from non-compatible uses because of heavy traffic generation, open storage of materials and possible emission of noise, glare, dust, odor, smoke or other offensive characteristics. This district is intended to insure proper design, placement and grouping of manufacturing concerns within the community so as not to create a nuisance to other surrounding land uses. Land to be placed in this district is intended to have generally level topography, public utilities (sewer, water, *etc.*) and major transportation facilities readily available. This district should be buffered as much as possible from undeveloped commercial and residential districts. Establishment of the M-1 District directly adjacent to an established or platted residential subdivision should be avoided. No M-1 District should be created within one hundred fifty feet (150') of an established or platted residential subdivision. Vehicular traffic serving the M-1 District should not be routed into or through a residential development or onto a street serving a school or community facility. Truck traffic serving the M-1 District should be prohibited from using surrounding residential streets.

20B.00.02 Plan Commission Approval.

- A. Development Plan. The Commission shall review the Development Plan (DP) of any proposed use of any Lot or parcel of ground within the M-1 District prior to the issuance of an Improvement Location Permit by the Department. See *Section 24.02: Development Plan.*
- B. Architectural Design, Exterior Lighting, Landscaping and Signage. To insure the compatibility of the proposed use with adjoining areas, the Commission shall review the Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS) application of any proposed use of any Lot or parcel of ground within the M-1 District prior to the

¹ *Section 20B.00 amended per Ordinance No. Z-453-04, §bj-bk.*

issuance of an Improvement Location Permit by the Department. See *Section 24.03: Architectural Design, Exterior Lighting, Landscaping and Signage*.

20B.00.99 Application Procedure.

- A. Development Plan. See *Section 24.99(A): Development Plan*.
- B. Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS). See *Section 24.99(B): Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS)*.

20B.01 Permitted Uses.²

See *Appendix A: Schedule of Uses*.

20B.01.01 Minimum Area Requirements: None.

20B.01.02 Other Requirements:

Use

Other requirements:

1. Commercial (retail or wholesale)
sale of products manufactured
and/or assembled within the
same building or building
complex

Floor space of sale area shall
not exceed ten percent
(10%) of area devoted to
actual manufacturing or the
assembly of products

20B.02 Special Uses & Special Exceptions.³

- A. See *Appendix A: Schedule of Uses*.
- B. See *Chapter 21: Special Uses & Special Exceptions* for additional regulations.

² *Section 20B.01* amended per *Ordinance No. Z-415-03, §at.*

³ *Section 20B.02* amended per *Ordinance No. Z-320; Z-365-01; Z-415-03, §au; Z-453-04, §bl.*

20B.02.01 Minimum Area Requirements:

<u>Use</u>	<u>Minimum Area</u> <u>(Acres)</u>
1. Commercial sewage, trash or garbage disposal or recycling plant	Ten (10)
2. Mineral extraction operations including sand, gravel, soil, aggregate and all related processing operations	Fifty (50)
3. Open hearth and blast furnace, coke ovens, brick yards and kilns	Fourteen (14)
4. Power generating plant	Ten (10)
5. Sexually oriented business	Three (3)
6. Storage, utilization or manufacture of explosive materials (does not include petroleum products)	Ten (10)

Also, same as I-1 District regulations of *Section 20A.02.01*.

20B.02.02 Other Requirements:**Use****Other requirements:**

- | | |
|---|---|
| 1. Commercial sanitary landfill or refuse dump | The requirements listed in <i>Section 20B.04 and Section 20B.07</i> shall be increased by fifty percent (50%) |
| 2. Commercial sewage, trash or garbage disposal or recycling plant | Same as above. |
| 3. Junk or material and/or salvage yard or storage of material not manufactured or assembled on-site | Same as above. |
| 4. Mineral extraction operations including sand, gravel, soil, aggregate and all related processing operations | Same as above. |
| 5. Open hearth and blast furnace, coke ovens, brick yards and kilns | Same as above. |
| 6. Penal or correctional institution | Same as above. |
| 7. Power generating plant | Same as above. |
| 8. Sexually oriented business | The requirements listed in <i>Sections 20B.04.02, 20B.04.03, and 20B.07</i> shall be increased by fifty percent (50%) |
| 9. Storage, utilization or manufacture of explosive materials (does not include petroleum products) | Same as above. |
| 10. Storage, utilization or manufacture of flammable liquids or gases other than those used by the manufacturing establishments in their operational activities | Same as above. |

20B.03 Accessory Buildings and Uses.⁴ See also *Section 25.01*.**20B.04 Height and Area Requirements. (See *Chapter 26: Additional Height, Yard, & Lot Area Regulations* for additional requirements.)**20B.04.01 Maximum Height: Sixty (60) feet.⁴ *Section 20B.03* amended per *Ordinance No. Z-369-02; §ak.*

- 20B.04.02 Minimum Front Yard: Fifty (50) feet.
- 20B.04.03 Minimum Side and Rear Yard:
1. Next to Existing Residence(s): One hundred fifty (150) feet or three (3) times building height, whichever is greater.
 2. Next to Undeveloped Zoned Residential District or Development: One hundred (100) feet or three (3) times building height, whichever is greater.
 3. Next to Zoned Business District or Development: Seventy-five (75) feet.
 4. Next to Zoned Manufacturing District or Development: Five (5) feet.
- 20B.04.04 Maximum Lot Coverage: all uses ninety percent (90%) of the lot. In no instance shall more than ninety percent (90%) of the land area be developed by uses permitted in the M-1 District, including buildings, paved or unpaved parking areas, storage areas, *etc.*

20B.05 Parking and Loading Berth Requirements. (See *Chapter 27: Additional Parking & Loading Regulations* for additional requirements.)

- 20B.05.01 All commercial, industrial and storage facilities except office buildings:
1. 5,000 - 20,000 square feet of Gross Floor Area: One (1) berth (loading dock or ground level loading door).
 2. 20,001 - 50,000 square feet of Gross Floor Area: Two (2) berths (loading docks or ground level loading doors).
 3. Each additional 50,000 square feet: one (1) additional berth (loading docks or ground level loading doors).
- 20B.05.02 Office buildings:
1. 100,000 or less square feet gross floor area: One (1) berth.
 2. 100,001 - 300,000 square feet gross floor area: Two (2) berths.
 3. Each 200,000 additional square feet: One (1) additional berth.

20B.06 Performance Standards. No land or building in this district shall be used or occupied in any manner so as to create any dangerous, injurious, noxious or otherwise objectionable element or condition.

- 20B.06.01 Fire Hazards. Any activity involving the use of flammable or explosive materials shall be protected by adequate fire fighting and fire suppression equipment and by such safety devices as are normally used in the handling of any such material. All requirements of the State Fire Marshall shall be followed.
- 20B.06.02 Radioactivity or Electrical Disturbances. No activity shall emit any radioactivity or electrical disturbance at or beyond the property line of said manufacturing establishment. All requirements of the State Fire Marshall, Indiana State Board of Health, Administrative Building Council and the Indiana Air Pollution Control Board shall be followed.
- 20B.06.03 Noise. No noise shall be discernible at or beyond the property line of said manufacturing establishment, except during construction operations, in excess of the following: (See *Chart A*). Air raid sirens and related apparatus used solely for public purposes are exempt from this requirement. All requirements of the Indiana State Board of Health and the Administrative Building Council shall be followed.

- 20B.06.04 Vibration. No vibration shall be permitted which is discernible without instruments at the property line.
- 20B.06.05 Air Pollution. No harmful air pollution shall be discernible by sight, smell or testing at the property line. All requirements and regulations established by the Air Pollution Control Board and the Indiana State Board of Health shall be followed.
- 20B.06.06 Glare. No direct or reflected glare in excess of 0.1 footcandle of light (lights, fire, *etc.*) shall be permitted which is visible from any property adjacent or from any public street, road or highway.
- 20B.06.07 Erosion. No erosion, by either wind or water, shall be permitted which will carry substances onto neighboring properties. All requirements of the Indiana State Board of Health, the Indiana Department of Natural Resources and Hamilton County Soil and Water Conservation District shall be followed.
- 20B.06.08 Water Pollution. Water pollution shall be subject to all requirements and regulations established by the Indiana State Board of Health, Hamilton County Health Department, the Indiana Department of Natural Resources and the Indiana Stream Pollution Control Board.

20B.07 Landscaping Requirements.⁵

- 20B.07.01 Building (Front): A landscaped and maintained yard area shall be provided adjacent to the front of the building which is equal to an area that runs the entire length of the front of the building and the depth shall be a distance of not less than twenty-five percent (25%) of the height of the building.
- 20B.07.02 Front Landscaped Yard: A fifteen-foot (15') landscaped and maintained yard area, composed of trees not less than two and one-half inches (2½") dbh and spaced fifty feet (50') on center, shall be provided next to (an) existing residence(s) or a platted residential subdivision unless otherwise determined by the Director or unless otherwise required by the Board for Special Uses.
- 20B.07.03 Side and Rear Landscaped Yards: A landscaped and maintained yard area shall be provided, including a solid visual buffer or screen of at least five (5) feet in height next to (an) existing residence(s) or a platted residential subdivision, as follows:
1. Next to (an) Existing Residence(s) or a Platted Residential Development: Forty (40) feet.
 2. Next to Undeveloped Zoned Residential District: Thirty (30) feet.
 3. Next to Zoned Business District or Development: Fifteen (15) feet.
 4. Next to Zoned Manufacturing District or Development: Five (5) feet.
- 20B.07.04 Landscaping Installation and Maintenance:
1. Installation. All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy by the Director. If it is not possible to install the required landscaping because of weather conditions, the property owner shall post a bond for an amount equal to the total cost of the required landscaping prior to the issuance of the Final Certificate of Occupancy.
 2. Maintenance. It shall be the responsibility of the owners and their agencies to insure proper maintenance of the landscaping in accordance with the standards set by this Ordinance. This is to include, but is not limited to, replacing dead plantings with identical varieties or a suitable substitute, and keeping the area free of refuse and debris.

⁵ Section 20B.07 amended per Ordinance No. Z-365-01; Z-453-04, §bm-bn.

CHART A:**MAXIMUM ALLOWED NOISE LEVELS**

OCTAVE-BAND CENTER FREQUENCY (HERTZ)	PIANO NOTES RANGE	MAXIMUM SPL (DECIBELS)	AT A BOUNDARY DISTANCE	GIVEN ENVIRONMENTAL
31.5	(B ₀ - C ₁)	80	Light trucks in city 20'	Offices with tabulating machines
63	(B ₁ - C ₂)	79	Light trucks in city 20'	Offices with tabulating machines
125	(B ₂ - C ₃)	75	Conversational Speech 3'	Average Traffic 100'
250	(B ₃ - C ₄)	69	Conversational Speech 3'	Average Traffic 100'
Accounting Offices:				
500	(B ₄ - C ₅)	63	15,000 KVA 115 KV Transformer at 200'	
1000	(B ₅ - C ₆)	57	15,000 KVA 115 KV Transformer at 200'	
2000	(B ₆ - C ₇)	52		Private Business Offices, Light Traffic
Average Residence:				
4000	(B ₇ - C ₈)	48		Private Business Offices, Light Traffic
8000	(-)	45		

**CHAPTER 20B: M-1/MANUFACTURING DISTRICT
AMENDMENT LOG**

Ordinance No.	Docket No.	<u>Council Approval</u>	<u>Effective Date</u>	<u>Sections Affected</u>
Z-320		July 11, 1997	July 11, 1997	
Z-365-01	76-01a OA	November 5, 2001	November 27, 2001	20B.02; 20B.02.01; 20B.02.02; 20B.07.02; 20B.07.04(1)
Z-369-02	160-01 OA	April 1, 2002	April 1, 2002	20B.03 Spring 2002 v2
Z-415-03	39-02 OA	November 17, 2003	November 18, 2003	20B.01; 20B.02 Autumn 2003 v1
Z-453-04	150-02 OA	August 16, 2004	August 16, 2004	20B.00; 20B.02; 20B.07 Summer 2004 v1